

BUILDING BROCHURE

VILLA MONTECITO - 7305 MONTECITO BUILDING

7305 Montecito Dr. · Burnaby, BC V5A 1R2 · Montecito



Scan to view online



3 FOR SALE
FROM \$715,000

6 SOLD · 12 MO
\$685,000–\$1,075,000



Unit Mix

2 Bedroom 27 units 1,204 – 1,405 sf from \$495,000	3 Bedroom 22 units 1,287 – 2,327 sf from \$535,000	4 Bedroom 1 unit 2,291 – 2,291 sf from \$1,075,000
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For Sale in Villa Montecito - 7305 Montecito Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	3 / 3	1405 sf	\$533	8 7371 MONTECITO DRIVE
\$729,000	2 / 2	1215 sf	\$600	8 7363 MONTECITO DRIVE
\$715,000	2 / 2	1245 sf	\$574	7 7321 MONTECITO DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,075,000	4 / 3ba	2291 sf	\$469	2026-07-11
\$718,000	3 / 3ba	1417 sf	\$507	2026-04-15
\$685,000	2 / 2ba	1250 sf	\$548	2026-03-22
\$730,000	3 / 3ba	1425 sf	\$512	2026-01-02

Value & Financing

Price Positioning \$569 /sq ft Active listings here average \$569/sf vs \$840/sf across Montecito. 32% below area average	Mortgage Snapshot \$3,424 /mo Entry price (from) \$715,000 20% down payment \$143,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1971	LEVELS 3	SUITES 153	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS136	MANAGEMENT Dwell Property Management

Overview

Villa Montecito - 7305 Montecito Drive, Burnaby V5A 1R5, NWS136 - Situated in the Montecito area of Burnaby North on Montecito Drive and Duthie Avenue next to the Burnaby Mountain Golf Course. Simon Fraser University is a few kilometres away. There are several schools nearby and this area falls into the North Burnaby High School and Montecito Elementary catchment area. For grocery shopping a variety of local markets and quick stop shops are within walking distance. Some excellent restaurants in the area include Nathan's Grill, Anducci's, Domino's Pizza and Bentel Sushi. Kensington Complex for ice skating is a short distance away. Public transit routes provide access to the rest of Burnaby's neighbourhoods and Vancouver.

Villa Montecito was built in 1971 and consists of 153 spacious, well-laid out townhomes with views of the Fraser Valley and Gulf Islands. Features include spacious layout, walk-in closets, insuite laundries and large patios. Residents can enjoy the outdoor pool, cabana and clubhouse. Maintenance fees include garbage pickup, gardening, management and recreation facilities.

Spectacular views, onsite amenities, family oriented neighbourhood - make Villa Montecito your home today!

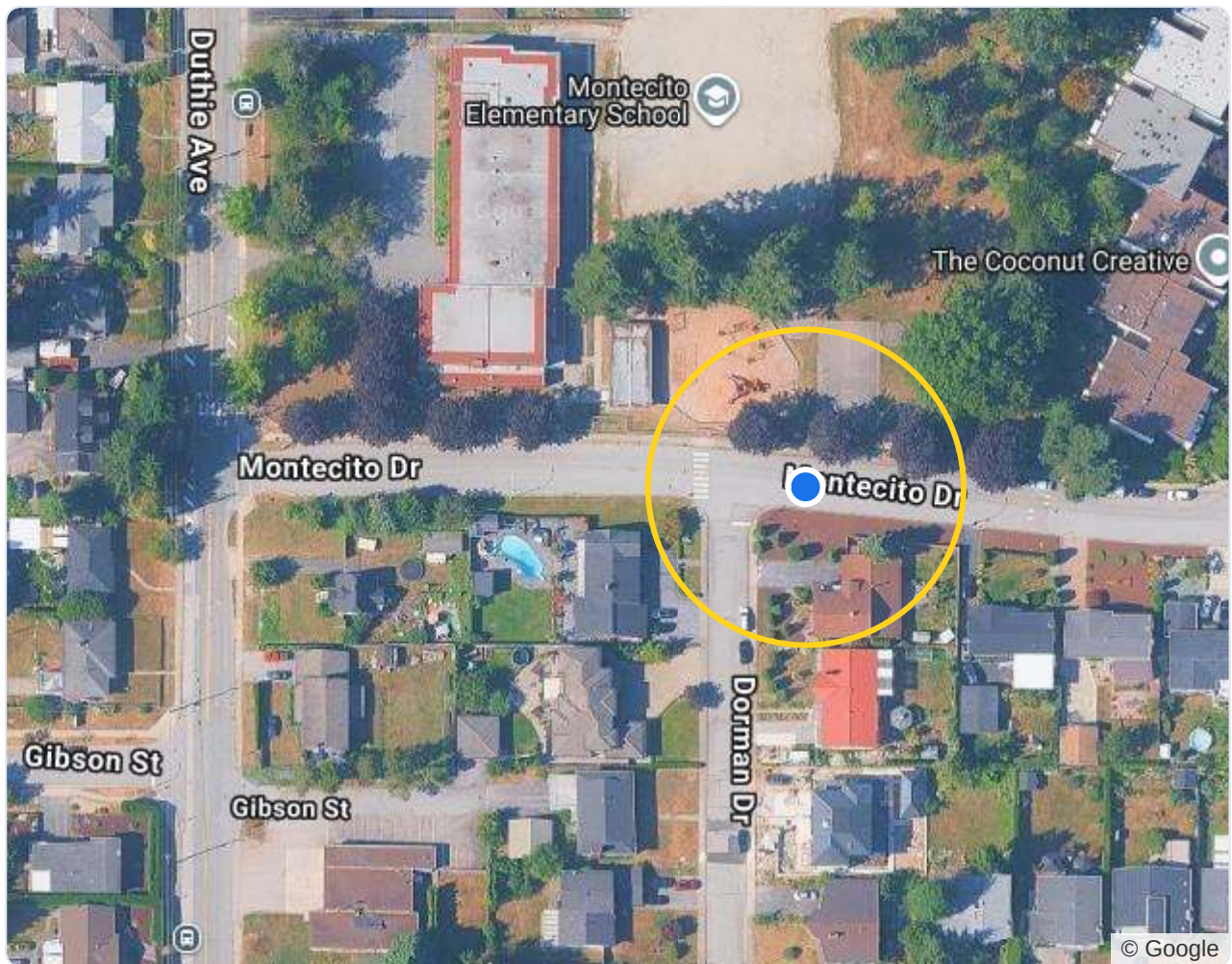
Amenities & Features

- | | |
|--------------|-----------------|
| ✓ Club House | ✓ Pool; Outdoor |
|--------------|-----------------|

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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